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INAUGURAL MCKINNEY EDITION

VOLUME 1, ISSUE 1
APRIL 2-MAY 6, 2015

Relief in sight as end of road construction nears

Long-awaited US 75 overhaul required to sustain North Texas growth

By Marthe Rennels

US 75 has become the poster child for traffic congestion in fast-developing McKinney.

Designed more than 50 years ago as a two-lane arterial to connect suburban Collin County communities, US 75 has since

become overwhelmed by the more than 120,000 daily drivers who use the road for commuting to work and accessing local businesses, according to city officials. With the addition of road construction projects—which have been ongoing since 2010—US 75 often

resembles a parking lot during peak morning and evening commutes. The situation has created frustration among residents and commuters, and planning officials are scrambling to find viable solutions with limited funding.

The population of McKinney has exploded during the past 15 years with an increase of more than 100,000 residents, according to city officials. The effect of this growth is felt daily by drivers on US 75, where on average more than 186,000 hours per mile were spent in traffic last year, according to the Texas Department of Transportation.

Collin County became one of the fastest-growing counties in the state in the early 2000s when US 75 in McKinney saw little more than 70,000 drivers a day. By 2035, Collin County officials project a population of 1.3 million residents who will spend 415,198 hours annually per mile in traffic on US 75 in Collin County.

“I don’t know that anybody is going to say that you can prepare for that type of growth,”

See **US 75** | 22

US 75 CONSTRUCTION

Drivers on US 75 during their evening commute (above) inch their way through McKinney.

DETAILED MAP
PAGES 22-23

Officials: Hotel could spark new development

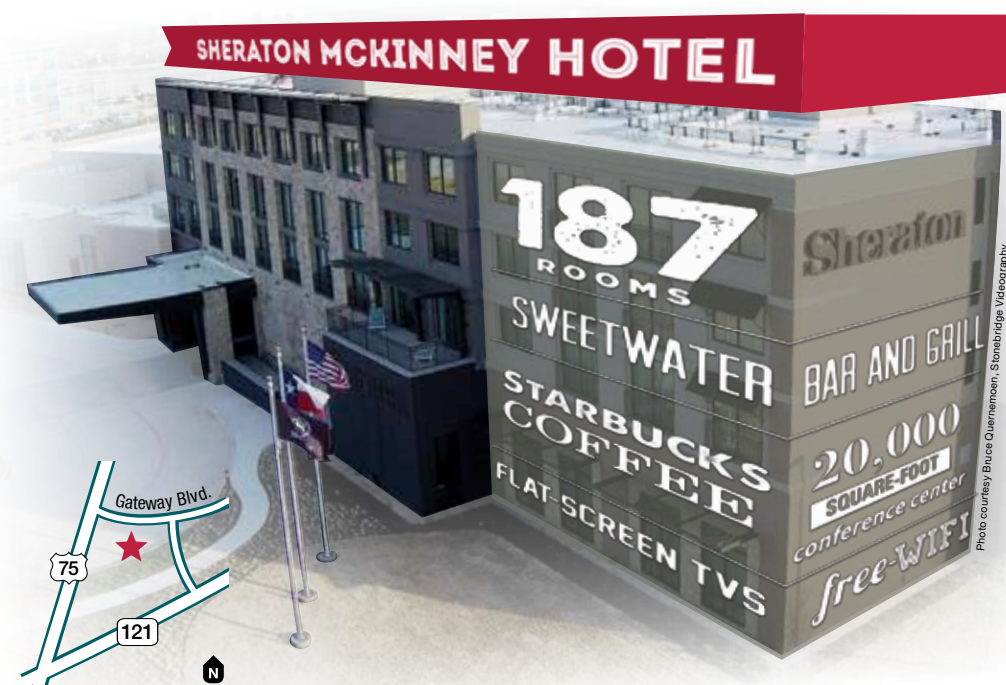
By Sherelle Black

For seven years a concrete frame sat deserted at the corner of US 75 and SH 121 serving as an eyesore and a reminder to McKinney residents of a failed public-private development venture.

As of February that same frame has found a new life as the foundation for the \$38 million Sheraton McKinney Hotel and Conference Center.

The Sheraton not only serves as the first McKinney-owned conference center, but it is also the anchor to what city officials are calling the Gateway site, a 91-acre tract of land

See **Gateway** | 21



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About us

John and Jennifer Garrett began *Community Impact Newspaper* in 2005 in Pflugerville, Texas. The company's mission is to build communities of informed citizens and thriving businesses through the collaboration of a passionate team. Now, with 19 markets in the Austin, Houston and Dallas/Fort Worth metro areas, the paper is distributed to over 1.4 million homes and businesses.

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FROM THE GENERAL MANAGER



McKinney was ranked the No. 1 place to live in America, according to *Money Magazine*, and we are so happy to be here. Starting today every home, apartment and business in the city will receive *Community Impact Newspaper* via mail each month for free. The first edition of *Community Impact Newspaper* launched 10 years ago in Pflugerville, Texas. We are now the largest print publication in the state with more than 1.4 million copies distributed every month—19 editions serving 30 cities.

Do not let our size mislead you. We are 100 percent dedicated to each of the communities we serve. *Community Impact Newspaper* has a mission to build communities of informed citizens and thriving businesses.

Our articles will dig deep into local matters to answer questions about why issues and events are significant to us as a community and how they affect our lives and families. It's important to us to keep our readers informed about our schools, government, transportation, health care and business development.

This month we address the city's rapid growth and why the expansion of US 75 is so important. The project has seemingly taken forever, but there is good news: Completion is in sight. We also welcome the Sheraton McKinney hotel and conference center as the Gateway site gains momentum as a proposed commercial and retail destination. McKinney has a bright future, and we will be here every step of the way to keep you informed and engaged in the community we are building together.

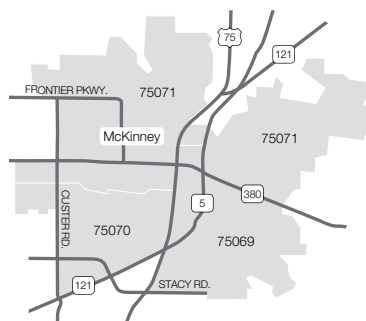
Larry McLoda

Larry McLoda

GENERAL MANAGER

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WHO WE ARE



Publishers and founders John and Jennifer Garrett began *Community Impact Newspaper* after realizing the need for news with a hyperlocal focus in north Austin. It has grown to include eight editions in Central Texas and seven in the west Houston area. The Dallas/Fort Worth area has editions in Grapevine/Coleville/Southlake, Frisco and Plano. Now this same unbiased coverage is being distributed to residents in McKinney.

WHY IS IT FREE?

Readers will not be billed because the paper is ad supported. Editorial content is never paid for and has a journalistic integrity uncommon for a free publication.

WHO GETS IT?

The paper is mailed monthly to all homes and businesses in the coverage area. We do not mail to post office boxes, but copies are available at the McKinney Convention and Visitors Bureau, at the *Community Impact Newspaper* office in Frisco and online at impactnews.com.

COMMUNITY FEEDBACK

TAKE THE POLL

The Sheraton McKinney hotel and conference center, located in the Gateway development site, is finally complete, and city officials say they hope to fully develop the remainder of the site.

What types of future developments would you like to see at the Gateway site?

- ☐ More retail developments
- ☐ More restaurants
- ☐ Significant commercial developments
- ☐ Technology-driven companies
- ☐ Additional office space

➔ Take the poll online at impactnews.com/mck-poll

Look for the results right here in next month's print edition of *Community Impact Newspaper*.

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IMPACTS

Map not to scale



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Now Open

1 St. Paul's Square at Adriatica Village, 470 Adriatic Parkway, is a Mediterranean-themed apartment complex. Units featuring one-, two- and three-bedroom options are available ranging from 1,019 square feet to 2,073 square feet. Grand opening is scheduled for May. 214-592-0600. www.stpaulsquare.com

2 Located at 218 E. Louisiana St., Ste. 400, **filter(ed)** opened in January. The cafe offers hand-crafted coffee and filtered water infusions with an atmosphere that focuses on healthy living. Music recording and space rental packages are also available. 469-219-8300. www.getmefiltered.com

3 Éclair Bistro served its first customers

Feb. 13 at 216 E. Virginia St. The bistro offers a menu that includes steaks, seafood, salads and desserts and also offers a drink menu. 214-701-4409. www.eclairbistro.com

4 On Feb. 14, **Homeology Interiors** opened its doors at 201 W. Louisiana St. The interior design firm helps customers determine the correct style for their space,

and the office also features a showroom with furniture and decor options. 469-952-6660. www.homeologyinteriors.com

5 Hollywood Feed at 9245 Virginia Parkway, Ste. 700, opened in December. The store offers pet supplies ranging from donut beds and crate mats to pet foods and accessories. 972-347-5555. www.hollywoodfeed.com

6 The second location of **Mesa's Mexican Grill** opened Dec. 1 at 7820 Eldorado Parkway, Ste. 160. The family-owned restaurant serves Mexican food classics, such as enchiladas, fajitas and burritos as well as sopapillas for dessert. 469-617-3090. www.mesasmexgrill.com

7 SlimGENERation started accepting patrons in January at 2107 W. Eldorado Parkway, Ste. 106. The weight-loss management clinic helps clients determine ways they can lose weight and improve their health by analyzing their DNA and providing exact weight-loss assistance. 972-810-7546. www.slimgeneration.com

8 Great Clips at 4900 W. Eldorado Parkway opened in February. The salon features haircutting, coloring, styling and offers hair care providing products for sale. 469-919-8729. www.greatclips.com

9 Located at 4900 Eldorado Parkway, Ste. 116, the **Eye Level Learning Center** held its open house March 21. The learning center uses individualized curriculum to help its students better understand math and English. 214-558-3945. www.eyelevelmckinneysouth.com

Coming Soon

10 Tupps Brewery will to open at 721 Anderson St. in mid-April. The new brewery will use technical means to maintain consistency in the five different beers it produces. 214-704-5039. www.tuppsbrewery.com



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Compiled by Abigail Allen

11 Children's Learning Adventure started construction in January at 8996 Stacy Road and will open late this year. The child care center will offer programs for infants through kindergarten students as well as after-school programs and summer camps. 888-556-8435.
www.childrenslearningadventure.com

12 Driver's Edge will open at 7601 Eldorado Parkway on May 1. The Texas-based chain offers a number of auto repair and maintenance options, including full-service oil changes, state inspections, transmission repair, battery service and more. 800-273-0975.
www.mydriversedge.com

Relocations

13 Imaging on the Square, previously at 109 S. Tennessee St., has relocated to 1799 N. Graves St. The studio offers photography services and art reproduction as well as custom printing and framing. 972-548-7575.
www.imagingonthesquare.com

Expansions

14 Located downtown at 109 N. Kentucky St., **Snug on the Square** expanded in February. The coffeehouse and cafe offers breakfast and lunch options, including items such as spinach mushroom melt and a banana and Nutella sandwich, in addition to specialty coffees and other beverages. 972-548-7684.
www.snugonthesquare.com

Anniversaries

15 Vital Signs, 1515 S. McDonald St., Ste. 105, celebrated its 30th anniversary in February. The shop produces and restores signs for small businesses, schools and other organization. 972-542-7562.
www.vitalsignco.com

16 The Pub, 204 W. Virginia St., celebrated five years in downtown McKinney in March. The Pub opened in 2010 as the sister bar to the Fillmore Pub in Historic Downtown Plano. 972-369-1800.
www.themckinneypub.com

17 Parkside at Craig Ranch, a luxury apartment complex, is celebrating its one-year anniversary in April at 6150 Alma Road. The complex features an enclosed pet park; no breed or weight restrictions on pets; a pool with cabanas and a sunning area; outdoor yoga and other fitness options, a parking garage; and more. 972-390-1155.
www.parksideatcraigranch.com

Name Change

18 Churchill's British Pub at 100 N. Tennessee St., is now under new ownership and will soon be operating under a new



St. Paul's Square in Adriatica Village offers 220 luxurious apartments on the city's west side.



Hollywood Feed offers grooming, adoption services and a variety of pet products.



Ann Davidson, owner of **Vital Signs**, is celebrating the 30-year anniversary of her store. It is a full-service sign company.

name. The Celt Irish Pub will reopen in May with a new look and lots of Irish fare. 972-562-2929.
www.churchillsmckinney.com

Closings

19 Sleepy Hollow Hideaway, at 7015 Sleepy Hollow Road, closed at the end of March after being open for nearly two years. The business was a bed and breakfast.

20 The Gallery has closed at 110 N. Tennessee St. The shop featured home decor and other small curios such as children's clothing, home and garden items, jewelry, and other vintage finds.

21 Subtly Southwest closed its storefront at 2750 S. Central Expressway, Ste. 106 last month. The store offered clothing, accessories and jewelry. The jewelry company offers a variety of options, including statement pieces. 214-592-9800.
www.subtlysouthwest.com

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BUSINESS

Local Yocal Farm to Market

Meat market brings homegrown, grass-fed beef to McKinney

By Marthe Rennels

When it comes to getting a high-quality, grass-fed steak in the area, some people go to a chain grocer. Despite retailers' efforts to stock local meats, finding a local source with strict cattle-raising standards can be difficult.

This gap is what inspired Matt Hamilton, Local Yocal Farm to Market owner and rancher, to open a store in which shoppers could purchase locally raised meats free of antibiotics, steroids and hormones.

"We are an artisan, full-carcass butcher shop focused on locally grown and high-quality all-natural meats," Hamilton said. "Our store acts as a stepping stone for people who are just learning about grass-fed meat."

Local Yocal opened in December 2010 after selling its meats at the Historic McKinney Farmers Market for two years. After using 213 N. Tennessee St. to butcher meats sold at the local farmers market, Hamilton purchased the building and Local Yocal Farm to Market was born.

For more than four years, Hamilton

has devoted himself to educating the public on grass-fed meat and why it is important. He continues that devotion through his Steak 101 classes in which he instructs participants on the proper way to cook the meats Local Yocal sells. Classes are held on Saturdays in the spring and summer right outside Local Yocal's front door.

The store has evolved from its early days and is now full of gourmet seasonings; all-natural milk and dairy products; pantry items made from healthy, wholesome ingredients; and locally made bakery items. Local Yocal is continuing to evolve as Hamilton looks for ways to

serve convenient, ready-to-cook meals. But for now, Hamilton is focusing on the classics. "We are coming into the grilling season, so I would suggest getting a pound

of grass-fed ground beef and a pound of wagyu ground [beef] and mixing them together," he said. "It makes the most amazing burger. We've got everything you need to make the best burger ever. You take those two meats, you take some fresh-baked buns, spicy onions, jalapeno goat cheese spread and you're done."

"Our store acts as a stepping stone for people who are just learning about grass-fed meat."

—Matt Hamilton, owner



Adam Stone, Matt Hamilton and Bryan Shanahan educate locals on grass-fed meats.

Owner's favorite products:

- Full Quiver Farm spreads \$6
- Harold's Texican Gormay Purdy Dern Hot Pickuls, 16 oz. (\$6.50)
- Killer Pecan Rub, 1.5 oz. (\$4)
- Cita's Salsa, 16 oz. (\$7)
- Dr. Sue's Chocolate, ½ lb. (\$16)



In the meat case:

Wagyu beef—tender, marbled and high in omega fatty acids

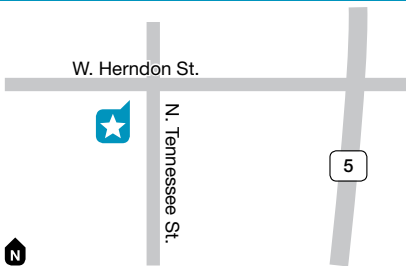
Grass-fed beef—comes from angus cattle, naturally raised, free of hormones, steroids, and antibiotics

Natural pork—the pigs are free-range and fed vegetarian diet, and their meat is free of hormones, steroids and antibiotics

Berkshire pork—the wagyu of pork, free of hormones, steroids and antibiotics



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DINING



Paolo, Clara and Michela Cavalli continue a 300-year-old pizza-making tradition.

Cavalli Pizzeria Verace Napoletana

First-generation American family brings classic Italian flavors to McKinney

By Marthe Rennels

To the Cavalli family, pizza is a serious business. Their love of the dish coupled with their Italian heritage inspired the Cavallis to open their own pizzeria, focusing on the best ingredients while adding flair to classic recipes.

Michela Cavalli and her family are first-generation Americans who, upon moving to the Dallas/Ft. Worth area, failed to find a pizza restaurant up to their standards. So founders and family members Paolo, Clara, and Michela Cavalli decided it was time to open their own. They started importing flour, fresh tomatoes and specialty buffalo mozzarella from Italy in an attempt to bring a new taste to classic fare.

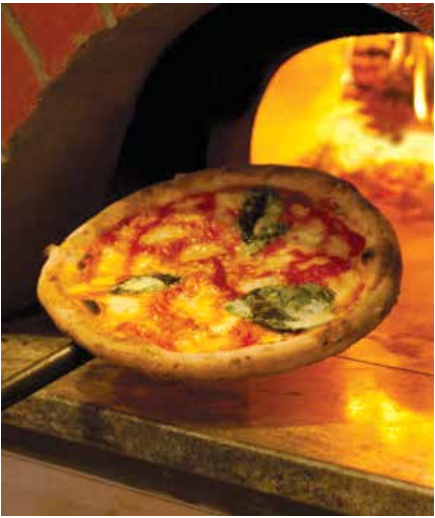
The first Cavalli Pizzeria Verace

Napoletana opened in Irving in 2007. The original location offers a quick-serve atmosphere in which patrons order meals from the counter and can grab a seat and a quick bite. But in 2010 the Cavalli

family brought its dining experience to McKinney when the second Cavalli Pizzeria opened in Adriatica on the city’s west side.

“We chose McKinney because we loved the area,” Michela said. “As a matter of fact, we

moved to McKinney shortly after starting construction in Adriatica—and what a complex. It reminds us of our towns in Europe. McKinney and its residents offered a different type of clientele that we



The Cavalli’s bake their pizzas in 900-degree, wood-burning ovens to secure an authentic flavor.



Cavalli’s calamari is fried and served with marinara made from fresh San Marcos tomatoes.

wanted to reach out to.”

The McKinney location offers a full bar and wine list as well as table service and an expanded menu including Italian tapas. The menu is highlighted with small flames next to Cavalli family favorites, making it easier to choose a chef favorite. The closeness of the tables could allow visiting with neighbors and sharing favorite dishes.

“My favorite thing on the menu, honestly, and what sets us apart from the rest of the pizzerias around here is the margherita pizza,” said Michela, who runs the kitchen at the McKinney location. “I love pizza; I love making pizza; and I love cooking pizza. The sauce is from imported tomatoes straight from Italy, fresh basil, [and] drizzle of olive oil, and

the best thing is our homemade fresh mozzarella. Can’t beat it. Our dough is leavened for 24 hours to make sure it has the right, soft consistency. We take a lot of pride in our work, and we are always perfecting our recipes in order to make a better product.”

The Cavallis’ dedication to their craft can be seen in their kitchen—the family insists on baking their pizza in a 900-degree, wood-fueled oven to give their pizzas flame-blackened crust.

The restaurant is closed Mondays but is open for both lunch and dinner Tuesday through Saturday and for dinner only on Sunday. For a closer look at the menu or for more information, visit cavallipizza.com.

Cavalli Pizzeria Verace Napoletana

6851 Virginia Parkway
972-540-1449
www.cavallipizza.com
Hours: Tue.-Thu. 11:30 a.m.-3 p.m. and 5-9 p.m., Fri-Sat. 11:30 a.m.-3 p.m. and 5-10 p.m., Sun. 5-9 p.m.

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CITY & SCHOOLS

News from McKinney and Collin College

Compiled by Marthe Rennels

Greg Conley to take over as police chief

MCKINNEY Greg Conley will begin his new role as chief of the McKinney Police Department on April 15 after a nationwide search.



Greg Conley

Conley comes to McKinney from the Garland Police Department, where he served as assistant police chief for 15 years. He replaces Joe Williams.

He is a member of the International Association of Chiefs of Police, the Police Executive Research Forum, the Texas Police Chiefs Association and the North Texas Crime Commission. He has a master's degree in Criminal Justice from the University of Texas at Arlington.

Seasonal watering restrictions in effect through October

MCKINNEY The city of McKinney is urging residents to water only when permitted as seasonal water restrictions limit watering to every other week on trash days.

Watering from 10 a.m.-6 p.m. is prohibited under Stage 3 restrictions. These restrictions are in effect from April 1 through Oct. 31.

Water use via hose with a trimmed end for washing, rinsing or other maintenance purposes is allowed on any day. Foundations, shrubs, trees and turf grass may be watered for up to two hours on any day by a hand-held hose, a soaker hose or a dedicated zone using a drip-irrigation system.

Matkin steps in as Collin College president

COLLIN COLLEGE

Dr. Neil Matkin has taken the helm as the college's district president.



Neil Matkin

Collin College conducted a nationwide search to replace longtime District President Cary A. Israel following his resignation in September. Israel served as the college's president for 16 years. Forty individuals applied for the position, the board selected seven to interview and Matkin was chosen. His role became official in March after a state-required waiting period.

Matkin's goals include putting students first, providing services without excuses, and securing and increasing funding.

Matkin previously served as executive vice president of the Louisiana Community and Technical College System and also has experience in higher education leadership.

In addition to serving as vice president, Matkin served as president of the Central Campus of San Jacinto College, and in administrative and staff roles with the Virginia Community College System, and the Illinois Board of Higher Education and Ambassador University. He holds an associate and bachelor's degree from Ambassador University, a master's degree from Golden Gate University, Master of Business Administration degree from the University of Dallas and a doctorate in education from Texas A&M University-Commerce.

Meetings

► McKinney City Council

Meetings are scheduled for the first and third Tuesday of the month at 6 p.m. City Hall, 222 N. Tennessee St. 972-547-7500 www.mckinneytexas.org

► McKinney ISD board of trustees

Meetings are scheduled for the fourth Tuesday of the month at 7 p.m. McKinney ISD Administration Building, #1 Duvall St. 469-302-4000 www.mckinneyisd.net

► Collin County Commissioners Court

Meetings are generally scheduled for Mondays at 1:30 p.m. Jack Hatchell Collin County Administration Building 2300 Bloomdale Road, McKinney. 972-548-4100 www.co.collin.tx.us

Tweetings

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TRANSPORTATION UPDATES

Major projects in the area

Compiled by Marthe Rennels



US 75 widening project



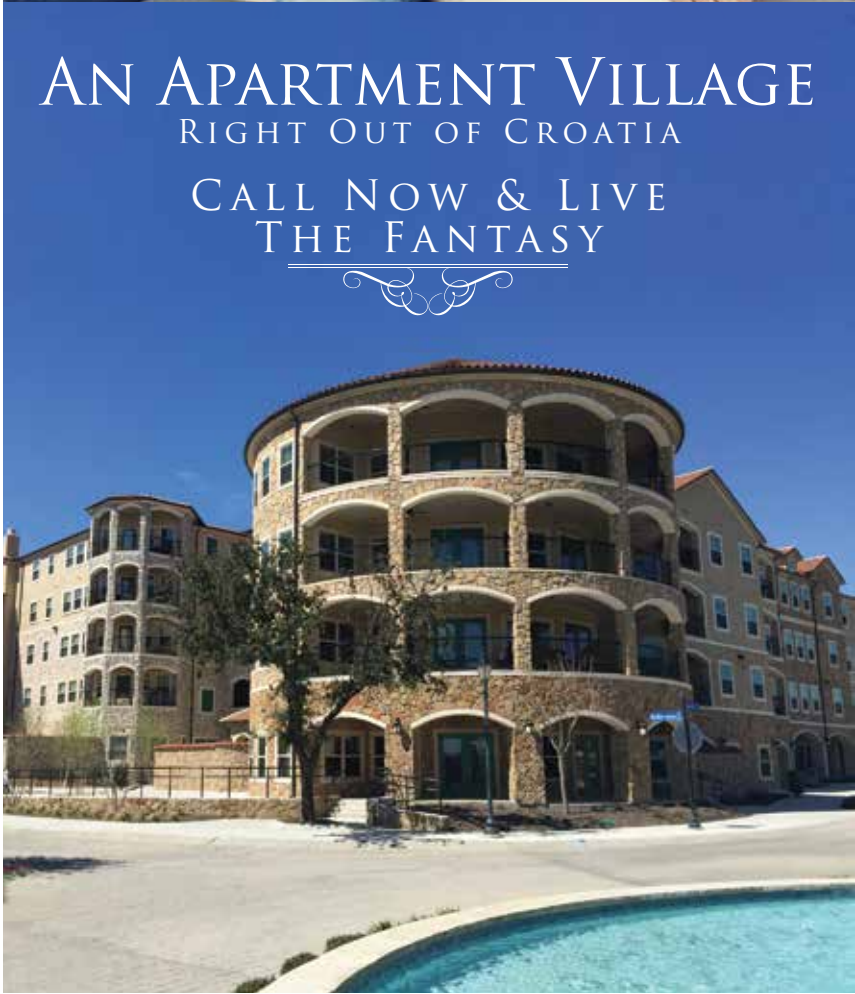
1 Exit ramp to Virginia Parkway to open
As part of the Texas Department of Transportation’s project to widen US 75 to eight main lanes as well as three frontage roads in each direction from the Sam Rayburn Tollway to White Avenue, TxDOT plans to reopen the northbound US 75 exit ramp to Virginia Parkway on April 18 following repaving of the northbound main lanes.
Following the ramp’s opening, northbound and southbound main lane traffic will be shifted to the northbound side of the highway from south of Eldorado Parkway to south of Virginia Parkway, which will allow construction to continue under the Eldorado bridge.
Timeline: January 2012-January 2016
Cost: \$106.5 million for widening project
Funding sources: Regional toll revenue

2 Redbud Boulevard realignment and 12-inch water line installation
The Redbud Boulevard and 12-inch water

line project from Wilmeth to Bloomdale roads will realign Redbud north of Wilmeth to connect to the existing intersection of Bloomdale and Shawnee Drive. This will allow for the eventual construction of a four-lane roadway as indicated in the city’s master thoroughfare plan. The project will also install the water line outlined in the city’s water master plan following the new road and connecting existing water lines at Wilmeth and Bloomdale.
Timeline: January-September
Cost: approximately \$1.9 million
Funding sources: City of McKinney street and utility construction funds

3 New traffic lights
New traffic signals were added in four locations on Custer Road to improve safety measures on the city’s west side. The new Custer Road traffic signals at **A** Winding Creek Drive and **B** Bristol Drive were activated March 12 and 17 respectively.
Another new traffic signal was turned on at **C** the intersection of Eldorado Parkway and College Street in January, and a new traffic signal at **D** the intersection of US 380 and Tremont Boulevard was activated at the end of March.
Timeline: complete
Cost: approximately \$850,000
Funding sources: City of McKinney

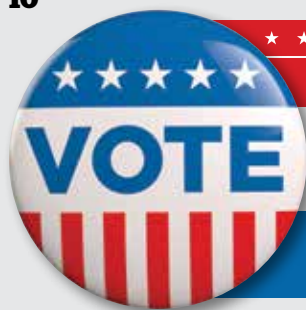
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ELECTION GUIDE 2015

COMPLETE COVERAGE AT IMPACTNEWS.COM/VOTE-DFW-METRO

MCKINNEY CITY COUNCIL CANDIDATE QUESTION & ANSWER

*Candidates with a silhouette did not provide a photo.

What are the biggest challenges in the city and how will you address them if elected?

PETER BAILEY - AT LARGE*



The biggest challenge ... is managing growth. If elected I will focus on this in the following ways: Working with relevant authorities to conserve water use. ... Using what I learned from membership on the Parks and Recreation and Open Spaces board and currently the Historic Preservation board, [I would work] to maintain key aspects of McKinney's "Unique by Nature" slogan. ... Keep up with the master plan for development, particularly focusing on citizens who live east of Hwy 5.

pbailey2sanuk@yahoo.com

BILL CAMPBELL - AT LARGE



McKinney is a great place to live; we all know that. With the recognition by *Money Magazine* we have nationwide attention that has fueled growth and interest in our community. Our challenge is going to be to keep McKinney great for the next generation of people who want to move here. We need to develop in an economically sustainable way so that we don't have our 15 minutes of fame and then fade into history.

JEREMIAH HAMMER - AT LARGE



We don't presently have any way of measuring the success of our economic development initiatives. For example, we have no way of knowing if the jobs promised by corporations receiving incentives to move to McKinney ever actually materialize. As councilman I plan to address this by requiring a Community Based Agreement accompany each economic development deal.

www.themckinneyhammer.com

TRACY RATH - AT LARGE



My focus is on recruiting the best city manager, updating our city's comprehensive land use and water plans [and] passing a bond election that will provide essential infrastructure with no tax increase. ... Put the best people in place; listen; seek input; research; provide clear expectations; build partnerships; and communicate, communicate, communicate. And, finally, do what I'm best at—the work necessary to accomplish the goal.

tracy@tracyformckinney.com

RODRICK ROBINSON - AT LARGE



... If elected I will work diligently to provide the city with a strong economy, a transparent city government and ensure preservation of our vibrant historic districts. I will continue to build relationships with both small-business owners and large corporations so they see value in moving operations to McKinney, further enhancing our ability to employ local citizens and generate revenue for the city.

MATT HILTON - DISTRICT 2



... I have listened to my friends and fellow citizens express their opinions that infrastructure—water and transportation—and McKinney's future growth are challenges we face. When elected I will continue to work with our county commissioners and state legislators regarding our infrastructure needs. By cutting wasteful spending, exercising fiscal discipline and maximizing economic development, we can fund the city's growing pains without raising taxes on hardworking McKinney citizens.

www.mattformckinney.com

RAINEY 'STEVEN' ROGERS - DISTRICT 2



McKinney's biggest challenge is managing the growth of the city. ... The growth that we will sustain in the coming years will include additional police and firemen, utilities, streets and business. Making sure the city has enough water for a growing city is a concern to every citizen. The way we meet the challenges of growth is making sure we have the best leadership in place within the City Council as the biggest challenge for the City Council is to hire the right city manager.

www.facebook.com/VoteRaineyRogers

ANGIE BADO - DISTRICT 4



The biggest challenge will be managing the rapid population growth, which will put a strain on the city's infrastructure, while striving to maintain the excellent quality of life in McKinney. [I would] establish a long-range vision for the city, followed by a strategic plan and specific tactics to meet that vision. Intentional planning will allow the city to address transportation, water shortage, public service needs, and to identify specific businesses to increase our commercial tax base.

angie@angie4mckinney.com

CHUCK BRANCH - DISTRICT 4



I will work with the city, City Council and EDC to create a plan to determine the best industries that will provide the highest ad valorem taxes, high-paying jobs and high sales tax revenues. Then we will create a plan to aggressively pursue businesses in those industries. Lastly, we work on a plan to reduce our city's property taxes incrementally.

www.electchuckbranch.com

ROBERT THOMAS DEMARCO - DISTRICT 4



McKinney's growth rate, if maintained, will stress the city's infrastructure, city services, and its character. I want to preserve the city's small-town appeal, while simultaneously maintaining a level of excellence in city services. Additionally, McKinney is becoming a bedroom community. Historically one out of two McKinney residents were employed within the city. That ratio is shifting to one out of every four. I want to bring businesses back.

TY LAKE - DISTRICT 4



There are many sustainability challenges facing our fast-growing city. Near the top are our commercial versus residential tax base imbalance as well as our growing water supply issue. To address these and many other key issues, we must provide strong support of our city manager and staff along with a meaningful teamwork approach. We succeed, or fail, together as a team.

www.electtylake.com

PABLO ESTEBAN RUIZ - DISTRICT 4



The city manager position must be carefully considered with an open process. We need to hire highly qualified leaders who can work collaboratively and with integrity to best serve our community. McKinney needs to attract new businesses that will create jobs, increase revenue and ease the tax burden on homeowners.

www.pabloruizdistrict4.com

FRED SPAINHOUSER - DISTRICT 4



We need to better position the city for its expected growth, expand the commercial business sector and ensure our quality-of-life standards remain the best ... I have the business acumen, leadership skills and experience necessary to lead us forward into the future. ... I will push for expanding our commercial tax base, relieving homeowners of their tax burdens, and helping us to build the infrastructure and city services necessary to welcome anyone and everyone into our community.

www.spainhouserformckinney.com

DAVE WEAVER - DISTRICT 4



The biggest challenges that I see for the city of McKinney are to ensure the growth of the city is sustained by continuing the planning necessary to accommodate the new housing developments and the new businesses that are finding McKinney as their new choice for residency. The second challenge I see for McKinney is to ensure all areas of the city are moved forward with the changes that are occurring within the city while no one is alienated in the process.

dave.weaver.4@gmail.com

FOR MORE INFO

For more information and follow-up on the elections, visit impactnews.com/vote-dfw-metro

The general and special elections included in this guide will be on ballots in the communities covered by *Community Impact Newspaper's* McKinney edition.

Collin County

Find a registration form online at www.co.collin.tx.us/elections. Paper registration forms are available at the Collin County Elections Department, 2010 Redbud Blvd., Ste. 102, McKinney, from 8 a.m.-5 p.m. Mon.-Fri. 972-547-1900.

Ty Lake, Principled and Dedicated Leadership for McKinney.

My name is Ty Lake, a 19-year proud resident of McKinney! I have been involved in the preservation and growth of McKinney since 2005, and am asking you to consider me for the District 4 City Council seat. I believe my experiences and public service make me well qualified to serve as your next City Council member. My priorities will be to take care of our west McKinney neighborhoods, focusing on public safety and security. I will provide principled and dedicated leadership for McKinney. I am the fifth name on the upcoming ballot that is below. Thank you for your consideration. I hope I can earn your trust and your vote!



McKinney City Council District 4 Ballot

- ☐ David Joseph Weaver
- ☐ Chuck Branch
- ☐ Robert DeMarco
- ☐ Steven Spainhouer
- ☒ **Ty Lake**
- ☐ Pablo Ruiz
- ☐ Angie Bado

“Ty Lake has done so much to make McKinney a better place to call home. We need to elect Ty for a better tomorrow for our great city.”

- Mark Turman

“Ty Lake’s core values guide her decision-making process. McKinney can count on Ty to work in a straightforward manner in City Hall. We deserve the leadership and integrity of a leader like Ty Lake.”

- Courtney Huggins

elect TY LAKE
FOR MCKINNEY CITY COUNCIL DISTRICT 4

EARLY VOTING
APRIL 27 - MAY 5, 2015

ELECTION DAY
SATURDAY MAY 9, 2015

www.ElectTyLake.com

COFFEE WITH IMPACT

Mabrie Jackson

North Texas Commission
president and CEO

Editor's note: *Coffee with Impact* is an occasional feature including leaders from various sectors who are making a difference in the Dallas-Fort Worth area.

By Sherelle Black

Mabrie Jackson has a lengthy background serving the public sector as councilwoman, has been a runoff election candidate for the Texas House Representatives District 66 seat and most recently served as the interim president and CEO of Plano Chamber of Commerce.

Additionally, she has years of corporate experience having worked for Microsoft Corp. and EDS. Jackson's latest position as the president and CEO of the North Texas Commission requires her to use both her corporate and public sector knowledge. She has been with the NTC, a regional organization aimed at keeping North Texas globally competitive, since 2010 when she came aboard as the organization's first female leader.



Mabrie Jackson is the president and CEO of the North Texas Commission, a regional organization that markets North Texas, advocates on issues with no city or county boundaries and collaborates with leaders on regional goals.

Does your organization talk to communities to educate them about the importance of public transportation?

Part of our air-quality issue is mobility. Seventy percent of our problem is we have too many cars on the road. And we all know Texans and transplant Texans—we love to be in control of when we go and when we get in our car. We don't like to be on somebody else's schedule, and that's something we are going to have to change.

We need more public transportation. Not many of our local elected officials from the state level are totally thrilled with that. They think it's too expensive and all the things they can say are true, but by not having access to public transportation there are a couple of things that we miss. One is not all jobs in this area are high-paying jobs—some are lower-wage jobs. Well, people who are going to be in a lower-wage job don't live here because they can't afford to live in this part of town.

So how do you get them from the communities they may live in and give them access to these jobs because once they get in these jobs then they have an opportunity to move up and better themselves

economically? So from an economic standpoint and from a diversity standpoint [public transportation] is very important. And frankly, getting people off the roads is what we need.

When you are out marketing this area domestically and internationally, what are some key selling points?

Most people, when you get outside of the country, don't know where North Texas is, but the minute you mention Dallas they all know who J.R. Ewing [character from the TV series 'Dallas'] is. We call it the Dallas Problem. They all think we ride horses to work, have oil fields in our backyard, and all wear boots and jeans. But we talk about the diversity of industry here.

If you look at Houston, Houston is primarily a petroleum-based economy, but we are so much more than that. We are banking; we are transportation; we are aerospace and defense; we are oil and gas; we are everything. So if one particular market goes soft—like oil prices dropping—that doesn't bother us as much here because we have so much else to catch it. The other thing here is that the cost of living is so

attractive for most people, and your dollar goes so much [further] here.

Another thing is our diversity in our region. We are really moving away from being the all-white community. And that is challenging for some people because they feel like they are becoming less of a majority and more of a minority, but to me I think it is more exciting to go and embrace learning different cultures. The thing we talk about the most is the accessibility to the world via DFW airport. DFW airport contributes about \$32 billion a year to our economy. All of the new international flights are so critical, and that's what really helps us when we go get a Toyota or a Liberty Mutual or an AT&T or any of those companies that are moving here.

Who are our biggest competitors both nationally and internationally?

I think when you look at regions there is still a little bit of competition with China from a labor cost around manufacturing, but I see that changing. From an investment and innovation and entrepreneurship [aspect] Silicon Valley, of course, has that No. 1 spot and New York is No. 2, but Texas is really No. 3.

Truly there are more technology companies and more activity going on in North Texas than anywhere. We had about 320 major ideas come out of North Texas last year at about a million dollars investment per idea. We are starting to come together and let the world know what's going on here because we have kind of been the best-kept secret.

What do you see as the biggest challenges to face our area in the next five, 10 and 30 years?

Water is the No. 1 issue we have. It's going to make or break our growth patterns. I think education is our second thing—just making sure our kids know there is more than one way to go get an education. You don't have to go into debt to get a college education. We have fantastic community college systems here. They can go and do two years there and then go to [a four-year university]. If you live at home while you do that you can get a degree [for] under \$25,000. Taking away the stigma of going to a trade school or getting a community college certification versus a four-year degree—I think we need to address that.

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Main Events

April 4 Farmer's Market, Chestnut Square

April 4 AEYL Talent Show, MPAC

April 4 "10/9" Staged Reading, MPAC

April 10 Juried Art Show Awards Reception at MPAC

April 10-12 YAG "The Laramie Project," MPAC

April 11 Farmer's Market, Chestnut Square

ntown MCKINNEY

7



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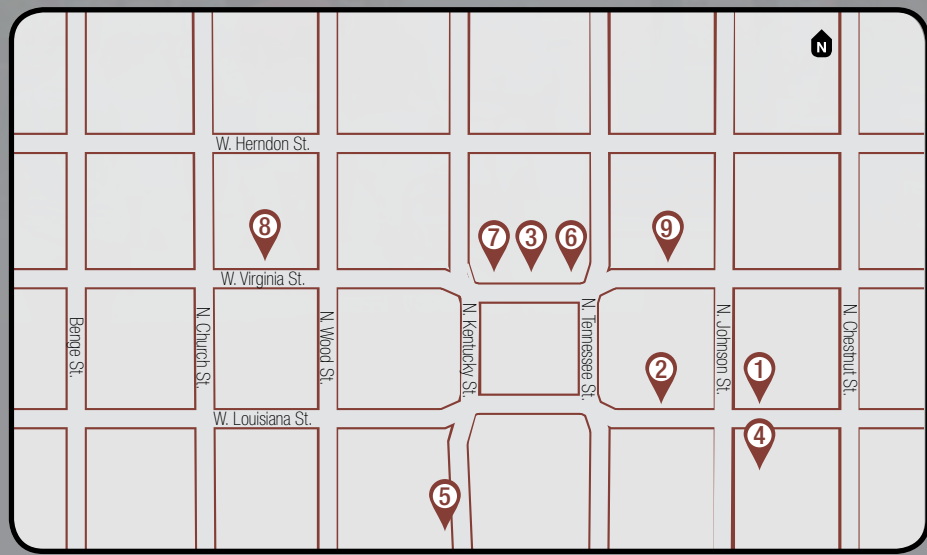


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www.McKinneyPerformingArtsCenter.org



April 11 Arts in Bloom, Downtown McKinney
April 11 Second Saturday, Downtown McKinney
April 16 Empty Bowl Community Event, MPAC

April 17 "The Big Lebowski" Film Screening, MPAC
April 18 Farmer's Market, Chestnut Square
April 18 MRT's McKinney Has Talent!, MPAC

April 19 Plano Symphony Orchestra's Circus of the Animals, MPAC
April 23-24 Frisco HIS "Headin' for the Hills," MPAC
April 25 Morning Maniacs Classic Car Show, Downtown McKinney



LEARN. SHARE. CONNECT.

McKinney ranks #1 on the 2014 list of Best Places to Live in America, published by Money Magazine. The ranking is based on features like housing, the economy, education, arts and culture, safety and health care. We invite you to check out all the exciting ways you can stay engaged and connected to the city that is unique by nature.



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Compiled by Abigail Allen

April

02 through Nov. 14
'The Vietnam Syndrome'

Visitors can revisit the Vietnam War era in American history. The exhibit explains Vietnam Syndrome, the role of music during the Vietnam War, the people who were drafted and the movement opposing the war. The exhibit focuses on the experiences of North Texas veterans. \$7.50 (general admission), \$5 (seniors and veterans), \$3 (children), free (Vietnam veterans). Collin County Historical Society and Museum, 300 E. Virginia St. 972-542-9457. www.collincountyhistoricalsociety.org

04 AEYL Talent Showcase

The Alliance of Elite Youth Leadership helps local youths present their talents to the public. The show features a range of talent acts. 6-9 p.m. \$12 (12 and older), \$7 (ages 3-11), free (ages 2 and younger). McKinney Performing Arts Center, 111 N. Tennessee St. 214-544-4630. www.mckinneyperformingartscenter.org



Courtesy: city of McKinney

11 Color Fun Fest 5K run

During the day participants of all ages can race through clouds of colored dust during the 5K run. When the sun sets, participants can go for a night run followed by dancing among powerful backlight. Waiting at the finish line is a live DJ, food, vendors and the Epicolor Toss. 1-10 p.m. \$75 (event day); \$60 (advance). Back 40 at Myers Park, 7117 CR166. www.colorfest5k.com. info@colorfunfest.com

11 Collin County Master Gardener plant sale

The sale, which is open to the public, allows attendees to purchase Texas-appropriate plants. Proceeds from the plant sales benefit

Texas A&M Agrilife Extension Service and master gardener educational and outreach programs. Children's activities are available. 9 a.m.-3 p.m. Free to attend. Stall Barn at Myers Park, 7117 CR 166. 972-548-4219. www.visitmckinney.com



Courtesy: McKinney Main Street

11 Arts in Bloom

Rain or shine, the all-day event features celebrations of art and nature. The artist showcase, which lines a 12-block area downtown, features the work of more than 150 local and regional artists, and the McKinney Performing Arts Center features a juried art show called Unique by Nature. The Farmers Market at Chestnut Square is held in the morning. In the evening the Art and Music Guild performs on the art center's lawn, and some of the downtown businesses stay open later. 8 a.m.-10 p.m. Free. Downtown McKinney. 972-547-2660. www.downtownmckinney.com

11 Dallas Agility Working Group Dog Show

The United States Dog Agility Association Spring Trial event is open to the public. Different breeds of working group dogs will attempt agility feats and are judged on their performances. 8 a.m.-3 p.m. Free. Show Barn at Myers Park, 7117 CR 166. 972-540-1413. www.dawgagility.org

16 Ducks Unlimited Banquet

Members of the McKinney chapter of Ducks Unlimited and the public gather for the group's annual banquet. The event features free drinks, a steak dinner, live and silent auctions, games and more. Ducks Unlimited is a nonprofit organization that aims to help preserve wetlands and other waterfowl habitats nationwide. Noon-11:30 p.m. Show Barn at Myers Park, 7117 County Road 166. 214-856-9776. www.visitmckinney.com

17 Spring Plant Sale

The sale features native plants and

herbs. The proceeds of the event help fund the Heard Natural Science Museum and Wildlife Sanctuary's goal to help people work with nature. 4-7 p.m. (members-only presale April 17), 9-5 p.m. (public hours April 18), 1-5 p.m. (public hours April 19). Heard Natural Science Museum and Wildlife Sanctuary 1 Nature Place. 972-562-5566. www.heardmuseum.org

18 2015 Community Shred Event

Residents of McKinney can bring sensitive documents to shred at this community event. The shredding trucks are provided by Data Shredding Services, and city employees are available to help. Participants can drop off documents or stay until the shredding is complete. There is a limit of four boxes per resident. 9 a.m.-1 p.m. Free. McKinney High School, 1400 Wilson Creek Parkway. 972-547-2684. www.mckinneytexas.org

24 through 25
Relay for Life of McKinney

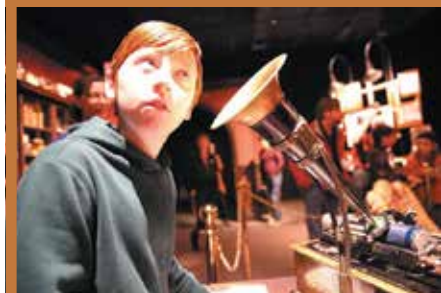
Survivors, supporters and community members can gather together to help raise money and awareness for cancer research. Team members take turns walking around the walking path. Luminarias are available for purchase to honor loved ones who have had cancer. Booths, entertainment, food and drinks are available. 7 p.m.-1 a.m. Free to attend. The Ballfields at Craig Ranch, 6152 Alma Road. 214-819-1221. www.relayforlife.org

25 DD & the Studebakers concert

The '50s rock 'n' roll cover band shares the music of legends such as Elvis Presley, Chuck Berry, Brenda Lee and more. 7:30-9 p.m. \$15, free (children age 10 and younger). McKinney Performing Arts Center, 111 N. Tennessee St. 214-544-4630. www.mckinneyperformingartscenter.org

25 Chicken Coop Tour

The Historic Neighborhood Association hosts a tour of backyard chicken coops and gardens in the historic district. Proceeds go to the Community Food Bank. The D&L Ag-Mart supplies a free breakfast; maps and T-shirts are available for purchase. 10 a.m.-3 p.m. Suggested donation of \$10. D&L Ag-Mart, 210 W. University Drive. 469-363-7546. www.itsallgoodinthehood.net

Worth the **TRIP**

Courtesy: Perot Museum

Through May 10
Sherlock Holmes exhibition at Perot Museum

"The International Exhibition of Sherlock Holmes" allows patrons to learn about Sherlock Holmes as created by author Sir Arthur Conan Doyle. 10 a.m.-5 p.m. (Mon.-Sat.), noon-5 p.m. (Sun.) Tickets must be purchased in advance: \$21 (ages 2-17), \$29 (age 18-64) \$23 (age 65 and older). 2201 N. Field St., Dallas. 214-428-5555. www.perotmuseum.org

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April

3 Cody Canada and the Departed

4 Cody Bryan Band

17 Blane Howard

Cadillac Pizza Pub

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www.cadillacpizzapub.com

April

7 Zane Williams

14 The Bodarks

18 Mojo Filter

Online Calendar

Find more or submit McKinney events at impactnews.com/mck-calendar.

To have McKinney events considered for the print edition, they must be submitted online by the second Friday of the month.

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PEOPLE

Brian Loughmiller

McKinney mayor

By Marthe Rennels



Mayor Brian Loughmiller was elected as mayor in 2009 and again in 2013 after serving six years on the McKinney City Council. He has seen the city rise to No. 1 on *Money Magazine's* Best Places to Live list and the completion of one of the city's longest construction projects—the Sheraton Hotel and Conference Center. Now, with the hotel project completed, Loughmiller said he is focused on the growth of the city and the completion of the US 75 expansion project.

What do you feel makes McKinney the best place to live in the U.S.?

I think the main thing we focused on this year was the completion and progress of some major projects—including the widening of US 75. Also, we have a very low unemployment rate, our housing is affordable, our school districts are highly rated and we have a lot of good businesses here. People who live here are also very positive about McKinney.

With all of the corporate headquarters and big businesses moving into the area, how is the city prepared to handle that growth?

That's a good question because we are prepared for the growth and have been for the past several years. If we go back to 2010 we really talked at length about developing a corporate center, enhancing the airport as well as the areas of development that are now under construction.

We wanted to be proactive and have the proper infrastructure in place, and I think that's the No. 1 thing companies look at when they look to relocate. I think the big challenge for us, planning for the future, is to get some infrastructure on the north side of town north of US 380. But we are

planning for that and just approved a 10-year capital improvement plan that has \$100 million worth of roads, three new fire stations as well as expansion at the airport, and those are projects we will need to complete in order to stay ahead of the growth.

The northern portion of the city is fairly undeveloped. Are there certain developments you hope to see there?

One of the things we have always talked about is the lack of national retail similar to what they have at the Village at Fairview on the north side of the city. The area that we would target for that would be the area near the Trinity Falls development on FM 543/US 75 location. Major retailers will not build another store within 10 miles of another. This area is outside that radius.

We do have some local retailers that are doing quite well, especially in downtown and the shops on Eldorado Parkway, but this is an entity that people want and we will work on that. Another area in which I think we will see some development is near the courthouse since the county has centralized all of their offices to Bloomdale Road. I think we will see some office buildings out there. We will also be spending the next 18 months looking at our comprehensive plan and our land-use plan, which includes density in our residential neighborhoods.

How has the opening of the Sheraton Hotel and Conference Center helped move the Gateway project along?

The Sheraton has been really nice, and it's definitely creating some buzz. ... I think the next thing we will see is a major office building. I think the other businesses currently located on the site are hoping for some restaurants. There's just not a lot of places for people to go on that site. We have always wanted the Gateway property to focus on commercial properties. But, I hope to see the development be something similar to Watters Creek.

We had originally thought that we didn't want any residential properties on the site, but we are rethinking that at this time. We spent so much time in the earlier years trying to force the market, but because of going through the recession we are allowing the market to dictate what we do. The most important thing about the hotel and conference center is that it's finished. We stood by what we said we were going to do, and now we can move on to other developments on the site.



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SHERATON MCKINNEY HOTEL

COLLIN HIGHER EDUCATION CENTER

The Gateway Site is a 91-acre tract of land that borders the southern entrance to McKinney.

Gateway

Continued from I 1

that borders the southern entrance of the city. The site is also home to the Collin Higher Education Center and the headquarters of Emerson Process Management.

McKinney Mayor Brian Loughmiller said he hopes the Sheraton will be the catalyst that attracts more corporations and businesses.

“McKinney has been waiting for the Sheraton hotel and conference center for quite some time, and the whole community is celebrating its arrival at the city’s gateway,” Loughmiller said. “The facility represents a huge milestone in the city’s development. Meeting space and hotel accommodations will expand our ability to market the city to new and existing corporate clients, conferences and visitors.”

The 187-room hotel has many amenities, such as free Wi-Fi, flat-screen TVs and Starbucks coffee in every room, but Sheraton McKinney General Manager Ryan Miyamoto said the hotel’s nearly 8,000-square-foot ballroom can provide guests something other hotels in the city cannot.

“Before this was built McKinney didn’t have [a facility] that could [host large events],” he said. “Even as far as wedding venues go, we are a one-stop shop. You can have your reception, do your ceremony, everything here.”

He added that the hotel and the 20,000-square-foot conference center will provide new opportunities and benefits.

“In the long run the people that win here is the city of McKinney and the people who live in McKinney because it’s going to allow us to host larger events, give the city larger exposure and bring more revenue to the local businesses,” Miyamoto said.

Jim Wehmeier, McKinney Economic Development Corp. president/CEO, said another benefit of the Sheraton is that visitors no longer have to travel to nearby cities for a full-service hotel.

“The city of McKinney did not have any full-service, business-class hotels prior to the Sheraton, so this hotel opens another market for us,” he said. “We had large corporations having their guests stay outside of McKinney, which is not the best-case scenario. A broad spectrum of hotel options

is also very important as we continue to recruit corporations.”

Miyamoto said one of the first community partnerships he would like to have is with the neighboring CHEC.

“I can’t think of a better partner than a higher-education center,” Miyamoto said. “So, we are planning on heading on over there and reaching out to them. Just the fact that we offer a full Starbucks menu—that’s got to be a draw—and we do cafe menus at lunchtime, like wraps, salads, soups and things that are quick and easy on the go.”

Collin College interim President Colleen Smith said college staff and students plan to take full advantage of the Sheraton’s services.

“It will have a positive impact on the college,” she said. “We are very excited about them being here, and we look forward to partnering with them and maybe

using some of their conference rooms. Also here at the center we don’t have a restaurant, so I know we will definitely be using their food services. I think it’s great for us and great for McKinney.”

Developing the Gateway site

Since 2000 there have been multiple development plans for the site, including plans to build Marriott and Westin Hotels and a movie theater. In early 2008 construction began with a \$200 million plan to make the Gateway site home to a 221-room Westin hotel along with offices, shops and restaurants all surrounding a lake. However, that was put on hold later that year because of the economic downturn and further pushed back in 2009 when MEDC decided to sue a subsidiary of the project developer over a dispute regarding the retail component of the project.

McKinney and the project developer reached a settlement and dismissed the lawsuit in January 2011 giving the city ownership of the property and control over its development. A year later McKinney and its sales tax-funded community development corporation entered into an agreement with Champ Hospitality and The Beck Group to resume the hotel construction. Construction of the Sheraton began in 2014 and was completed this year. Currently there are about 45 acres still available for development at the site owned by the MEDC and 5 adjacent acres owned by

the city.

Assistant City Manager Barry Shelton said the hotel adds more incentive for future businesses.

“The opening of the Sheraton brings McKinney a number of benefits,” he said. “First, the hotel serves as an anchor on the Gateway development. The activity of the hotel will serve as a catalyst for the development of the remaining property. Second, the Sheraton gives McKinney a true business-class hotel that will allow local businesses to house visiting employees in McKinney rather than having them stay in neighboring communities. Finally, the completion of the hotel provides a quality facility where previously we had the liability of a dormant construction site at the gateway into McKinney.”

Wehmeier said the MEDC has no firm

site plans, only concepts. He added the MEDC is negotiating with Lincoln Property Co. to develop the land. Although plans are not set in stone, Shelton said the overall vision for the Gateway site is a first-class employment district with corporate offices and quality dining establishments in a walkable, pedestrian-friendly environment.

“The hotel, along with the existing Collin College building and Emerson headquarters, begin to portray the quality that is found in McKinney,” Shelton said. “Where once an incomplete structure stood, we now have a developing environment with a mix of uses that serves as a true gateway into McKinney.”

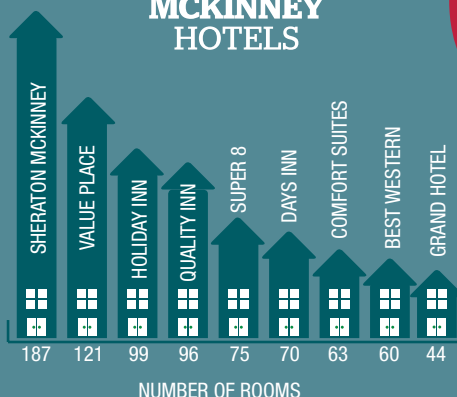
Tell us what you think.

Comment at impactnews.com

HOTEL TAX: BY THE NUMBERS

The city collects money from its **HOTEL OCCUPANCY TAX** at a rate of **7%** THE STATE OF TEXAS COLLECTS AN ADDITIONAL 6% FOR A 13% TOTAL TAX

MCKINNEY HOTELS

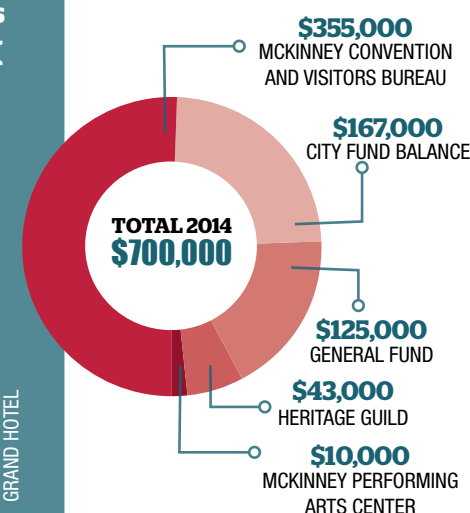


2010-11	\$567,669
2011-12	\$623,888
2012-13	\$705,214
2013-14	\$575,954

HOTEL REVENUE TAX

WHERE DOES HOT MONEY GO?

HOTEL OCCUPANCY TAX IS IMPOSED ON THE RENTAL OF A ROOM OR SPACE IN A HOTEL COSTING \$15 OR MORE EACH DAY.



61 jobs CREATED BY SHERATON MCKINNEY HOTEL

Source: city of McKinney

RECONSTRUCTING US 75: A FASTER COMMUTE

US 75

Continued from | 1

Collin County Judge Keith Self said. “We truly are experiencing phenomenal growth.”

To accommodate this swell in traffic and population, the 5.8-mile stretch of US 75 through McKinney has been under major construction since 2010 to expand the roadway from two lanes to four lanes in each direction and expand frontage roads from two lanes to three lanes in each direction.

History

Aging infrastructure, safety problems and the inability to safely accommodate additional vehicles prompted the city, county, state and the North Central Texas Council of Governments—the area’s metropolitan planning organization—to expand US 75 and its service roads, NCTCOG Director of Transportation Michael Morris said.

“US 75 was built with roadway design standards of 50 years ago where drivers were expected to travel at 50 mph,” he said. “But [before construction] they were driving 70-75 mph. We are designing this roadway with today’s design standards and for travel at 70 mph with better sight distance, increased spacing between on- and off-ramps, and increased safety.”

Morris said the NCTCOG looked at the high accident rates on US 75 in McKinney and found it was reminiscent of SH 121 before its expansion and transition to the Sam Rayburn Tollway.

“Sam Raburn Tollway, when it was just SH 121, was a two-lane road that had the most fatality accidents in the state of Texas,” he said. “Then we were able to develop the tollway, and have now a very successful roadway.”

Funding

Self said he has been a major supporter of maintaining and improving

roadway infrastructure within the county. He said he has spent years ensuring funding for local roadways remains intact and said most of the funding for the US 75 expansion comes from Regional Toll Revenue collected on the SRT.

The RTR program provides much-needed funding to advance transportation projects that might otherwise sit idle because of a lack of funding. The program started in 2007 after the Legislature passed Senate Bill 792, which redefined the way toll projects are funded throughout the state and created a way to measure the market value of a project.

Following the passing of SB 792, TxDOT, the North Texas Tollway Authority and NCTCOG developed the Sam Rayburn Tollway. In late 2007 the agencies announced an agreement to fund the \$3.2 billion project, which allowed the NCTA to complete construction of the 26-mile-long SRT as well as operate and maintain the road for 52 years.

According to a TxDOT project fact sheet, the \$3.2 billion upfront payment provided funding for the RTR program and allowed the advancement of 78 transportation projects worth \$915 million in Collin County. Of that amount, 17 projects worth an estimated \$375 million are spread along the US 75 corridor.

“These [funds] are toll dollars that our citizens are going to pay over the next 50 years by driving Sam Rayburn Tollway,” Self said. “So these are technically local dollars funding this roadway.”

There are no plans to toll US 75 in McKinney at this time, Self said.

The expansion on the portion of US 75 from Bloomdale Road to Telephone Road was paid for through Proposition 12—an approved distribution of \$3 billion by the Texas Transportation Commission to address congested highways, rehabilitate bridges and improve connectivity between the state’s metropolitan areas, which was also passed in

2007, according to TxDOT.

Preparing for future growth

McKinney Mayor Brian Loughmiller said the city has been focused on US 75 completion not only for traffic and safety reasons, but also for the commercial, retail and residential growth he believes will soon follow.

“When you look at cities you will always see that the biggest growth happens after the road construction is complete,” Loughmiller said. “It happened in Allen, it happened when the [Dallas North Tollway] was completed in west Plano and you will see it here when US 75 is finished. Everyone in the city takes US 75 and all of your growth corridors run north and south, so we are anxious to see this completed.”

New businesses will benefit the city of McKinney and the county by adding to their tax bases. However, county officials also must look at higher demands on transportation infrastructure and the challenges of providing it with future shortfalls in transportation funding projected.

“We will be right back in the same boat [regarding congestion on US 75] in about six to seven years,” Self said.

According to a 2013 update to the NCTCOG’s Mobility 2035 plan, the region will experience a \$296.6 billion shortfall in transportation funding between 2014 and 2035. Rapid growth and the continued demand on infrastructure will be a challenge for the area, Self said.

“I tell people all the time that there aren’t enough lines on the map,” he said. “The highway structure has not changed in Collin County since the 1970s. We simply don’t have enough lines on the map—forget funding them.”

Designed by: Xinia Hernández

US 75 was designed 50 years ago to accommodate travelers driving an average speed of 50 mph. Now, with more than 120,000 drivers a day traveling at speeds in excess of 65 mph and a projected 230,770 drivers daily by 2035, TxDOT is working to reconstruct the roadway to accommodate the increase.

Bloomdale Rd.

BLOOMDALE ROAD TO TELEPHONE ROAD

For this section of the project TxDOT will widen US 75 from four lanes to eight lanes with a three-lane frontage road in each direction. This section began construction in November 2012 and is expected to be completed this summer. The construction on this 2.4-mile section is estimated to cost \$68.1 million and is paid for by Prop 12.



Bruce Quernmoen, Stonebridge Videography

380

75

Wilmetth Rd.

W. University Dr.

INTERCHANGE AT US 380

Completed in September 2011, the total project cost was estimated at \$25.6 million.



Bruce Quernmoen, Stonebridge Videography

COMPLETED

W. White Ave.

McDonald St.

Virginia Pkwy.

El Dorado Pkwy.

2000-14

POPULATION GROWTH

Residents in fast-growing northern Collin County contribute to congestion on US 75.



	2000	2014
City of Anna	1,761	10,300
City of Melissa	1,378	nearly 7,000

Many construction projects on US 75 are funded by tolls collected on Sam Rayburn Tollway

CI SERIES

Next month we will examine on economic development along US 75.

Comment at impactnews.com

AVERAGE TRAVEL TIME
TO WORK

From 2009-13

U.S.: 25.5 minutes
Collin County: 27.5 minutes
McKinney: 28.5 minutes

Source: www.census.gov

SAM RAYBURN TOLLWAY TO US 380

US 75 will be reconstructed and widened from four lanes to eight lanes with a three-lane frontage road in each direction. Construction on this 3.4-mile project began in January 2012 and is expected to be complete in early 2016. The project, paid for through Regional Toll Revenue funds and Prop 12, is expected to cost \$106.5 million.

Marthe Rennels

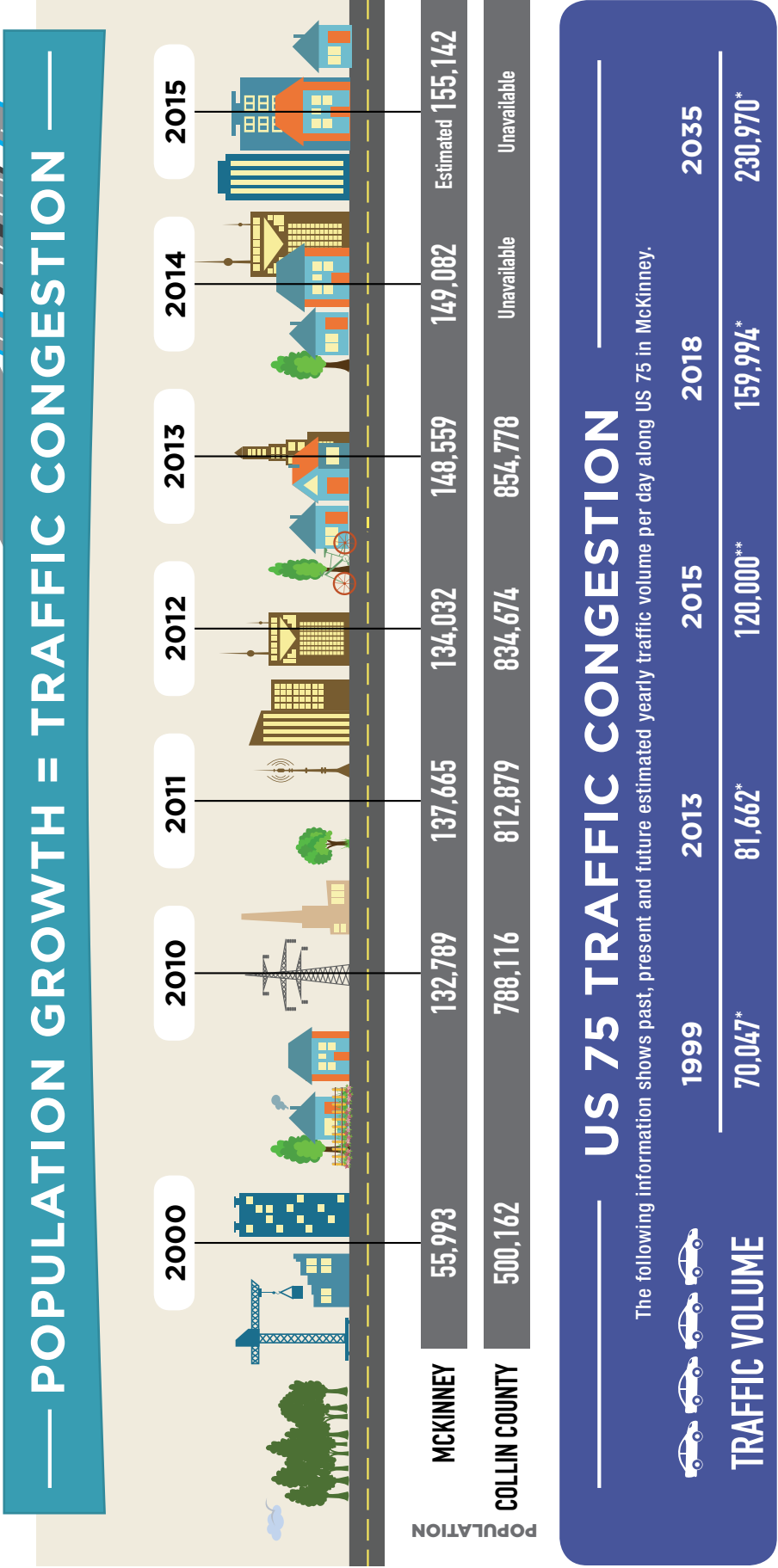
ELDORADO PARKWAY

Newly installed traffic signals and traffic flows now allow northbound and southbound drivers to travel east and west respectively.

Eldorado drivers can now travel northbound and southbound because of new traffic signals.

Map not to scale

SRT TOLL



Source: *North Central Texas Council of Governments **city of McKinney

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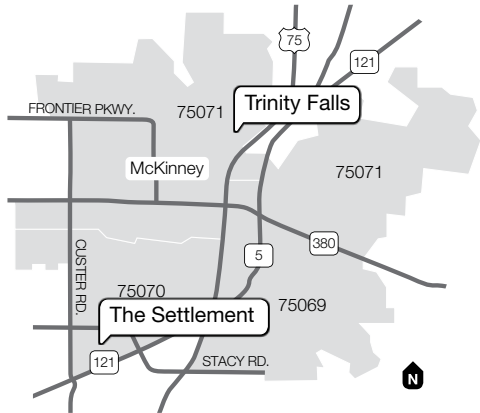
Does Reading This Ad Hurt?

REAL ESTATE

The Trinity Falls neighborhood is located at FM 543 and Trinity Falls Parkway to the west of US 75.

The development has more than 450 acres of open space, 20 miles of hike and bike trails, and an amphitheater overlooking the Trinity River.

Plans for the development include four elementary schools. However, students in the neighborhood currently attend Naomi Press Elementary School, Scott Morgan Johnson Middle School and McKinney North High School.



Neighborhood data provided by Collin County Association of Realtors

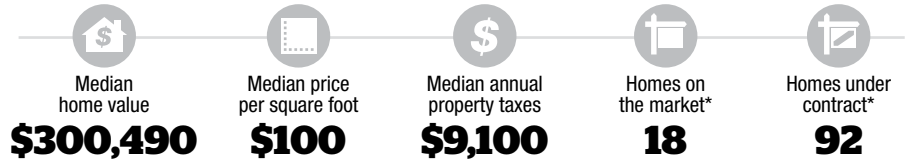


FEATURED NEIGHBORHOOD

Trinity Falls



Build-out year: N/A
Builders include: Ashton Woods Homes, Beazer Homes, Emerald Homes
Square footage: 1,650 sq. ft.-4,522 sq. ft.
Home values: \$230,000-\$480,000
HOA dues (estimated): \$290 annually
Amenities: Beach entry pool, club room opening to sunset terrace and event lawn, play fields
Schools: Press Elementary School, Johnson Middle School, McKinney North High School
Total Property taxes (in dollars per \$100 value): 3.04

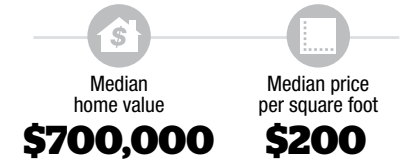


FEATURED DEVELOPMENT

The Settlement in Craig Ranch



Build-out year: 2015
Builders include: Our Country Homes
Average Square footage: 3,500+
Home values: \$590,000-\$900,000
HOA dues (estimated): \$290 annually
Amenities: TPC Craig Ranch Golf Course and Club, Cooper Fitness Center and Spa, Parks
Schools: Comstock Elementary School, Scoggins Middle School, Independence High School
Property taxes (in dollars):
Total Property taxes (in dollars per \$100 value): 2.5699
Example taxes: Median home value of \$700,000 would have annual property taxes of \$18,000

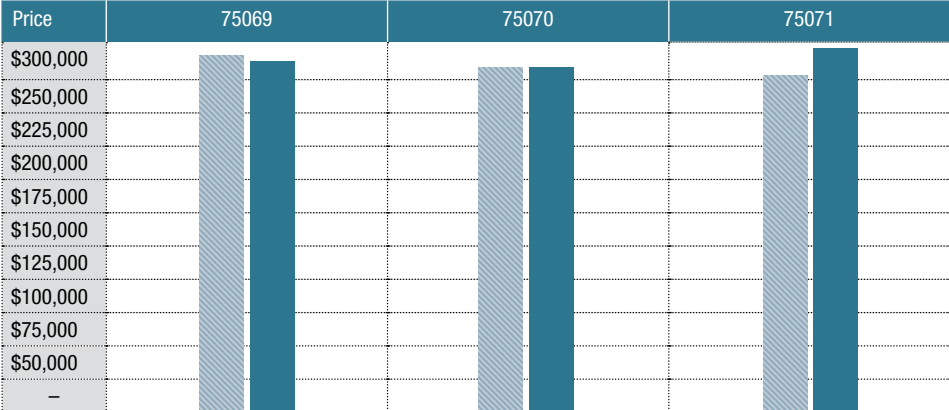


Market Data

On the market (March 24, 2015)

Price Range	Number of homes for sale/Average days on the market		
	75069	75070	75071
\$149,999 or less	16/43	2/85	4/40
\$150,000-\$199,999	9/65	34/24	31/31
\$200,000-\$299,999	25/29	187/24	66/52
\$300,000-\$399,999	22/53	99/40	87/58
\$400,000-\$499,999	4/94	70/84	52/89
\$500,000-\$599,999	4/101	36/102	26/99
\$600,000-\$799,999	15/129	32/112	11/133
\$800,000-\$999,999	14/104	13/128	6/187
\$1 million +	0/NA	0/NA	0/NA

Median price of homes sold Feb. 2014 vs. Feb. 2015



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